



FLOOD HAZARD PREVENTION BY THE CITY OF HALLANDALE BEACH

In 1968, Congress created the National Flood Insurance Program (NFIP) to provide affordable flood insurance to people who live in areas with the greatest risk of flooding called Special Flood Hazard Areas (SFHAs). The NFIP makes federally backed flood insurance available in communities that agree to adopt and enforce floodplain management ordinances to reduce future flood damage. This is important because property owners who hold a federally backed mortgage must purchase flood insurance if the property is located within a SFHA.

The Community Rating System (CRS) is a program developed by the Federal Insurance Administration to provide incentives for NFIP communities that implement more stringent floodplain standards than the minimum NFIP requirements. The CRS rewards these efforts with discounts on flood insurance premiums. The City of Hallandale Beach currently holds a Class 8 CRS rating. This classification equates to a **10% discount** on new or renewed flood insurance policies for all SFHA properties and a **5% discount** on policies for non-SFHA properties.

There are approximately 17,500 flood insurance policies in the City of Hallandale Beach. Annually the City's CRS Class 8 rating generates over \$225,000 in savings on flood premiums for you, our residents and businesses. Since flooding is the most common natural disaster, it is important that you obtain the maximum protection. You can purchase flood insurance regardless of where you reside (in high, moderate, or low risk areas) and there is no exclusion as to what type of ownership you represent (i.e., homeowner, renter or business owner).

The map on page 6 depicts the flood zones within the City. Because a large percentage of the Hallandale Beach community is located within the flood zones, the City has made a concerted effort to address the flooding issue and to inform its businesses and residents about flood prevention and mitigation. During extended periods of heavy rainfall, low lying areas within the City are subject to flooding. This information is offered to help protect your property and reduce potential losses due to flooding.

IMPORTANT PHONE NUMBERS

THE CITY OF HALLANDALE BEACH

DEVELOPMENT SERVICES

Building Division	954-457-1382
Code Compliance	954-457-1390
Planning and Zoning	954-457-1378

FIRE DEPARTMENT 954-457-1470

POLICE DEPARTMENT 954-457-1400

PUBLIC WORKS

Utilities and Public Works	954-457-1600
Sanitation	954-457-1616
Engineering	954-457-1620

BROWARD HUMANE SOCIETY 954-989-3977

BROWARD RED CROSS 954-797-3800

FLORIDA POWER AND LIGHT (FPL) 954-797-5000

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HELPFUL INFORMATION ABOUT FLOODING

Flood Hazard: Much of the city's storm drainage system empties/discharges toward canals connecting to the Intra-coastal Waterway, which in turn connects directly into the Atlantic Ocean. The waterways are influenced by tides that contribute to drainage and flood problems in the city. When there is a high tide and heavy rainfall, the storm drainage system will rapidly fill from both surface run-off and tidal waters, increasing the likelihood of flood conditions in our streets, swale areas, and lawns. Over the past few years, the City of Hallandale Beach identified those areas in which flooding is most common and invested in significant capital improvements to reduce, or mitigate, this flooding.

Flood Warning System: The City of Hallandale Beach and Broward County depend on the National Weather Service (NWS) for flood notification. The NWS will issue flood advisories at least six (6) hours prior to expected heavy rainfall that could cause the drainage system to overflow and create inland ponding of flood waters and the isolation of residential/business areas. Remain tuned to your local radio stations for up-to-date forecasts. The City has a citywide flood warning plan to provide early warning to neighborhoods that might experience exceptional flooding, such as flooding resulting from hurricanes. Police vehicles will use sirens and loud speakers to issue warnings. Evacuation routes will be to Interstate 95 by way of Hallandale Beach Boulevard and Pembroke Road. Notices will be broadcast on the City of Hallandale Beach's cable television station (Channel 38). The City of Hallandale Beach contracted with Emergency Communication Network's (ECN) Code Red Service, which allows the City to notify any geographical area or any predetermined "target buildings" via telephone of an impending emergency.

Substantial Improvement Requirements: The City of Hallandale Beach requires that if the cost of reconstruction, rehabilitation, additions, or other improvements to a building equals or exceeds 49% of the building's market value, the building must meet the same construction requirements as a new building. This includes minimum or base flood floor elevations as determined by the Flood Insurance Rate Map (FIRM). Substantially damaged buildings must also be brought up to the same standards.

Floodplain Development Permit Requirements: All building developments in the floodplain require permits. Permits should be obtained prior to commencement of construction activities. Contact the Building Division **before** you build on, alter or re-grade your property. Please call 954-457-1382 to report violations.

Flood Insurance: Most mortgage lenders require flood insurance for properties in Special Flood Hazard Areas (SFHA). Remember there is a 30-day waiting period before the policy becomes effective. Homeowner's insurance and/or wind-storm insurance does not cover flood damage to the structure. You are eligible for flood insurance, regardless of whether your property has never flooded or has flooded several times in the past. All properties secured by a federally backed mortgage (FHA, VA, FNMA, etc.) must carry flood insurance.

Drainage System Maintenance: Proper drainage helps reduce the risk of flooding. It is a violation of our City Ordinances to dump debris of any sort, including grass clippings, into canals or storm drains. The City inspects the drainage system and removes blockages that are found or reported. If you live near areas where waters flow, you can help in this process by keeping storm grates and the banks clear of brush and debris. Report violations to the Code Compliance Division at (954) 457-1390. If your property is next to a catch basin, help keep the area clear of brush and debris. The City has a canal maintenance program which can help remove major blockages such as downed trees. For more information, please call the Department of Public Works at 954-457-1600.

Natural and Beneficial Functions: Floodplains should be considered in their natural context. They are more than just hazardous locations. Open and natural areas absorb much more rain and floodwaters than urbanized areas, reducing flood flows on downstream properties. Wetland plants filter stormwater runoff, making it cleaner for those down stream. In recent years, the City of Hallandale Beach has invested in the improvement of wetland habitats in other areas of Broward County. Floodplains can also be beneficial in their ability to recharge the Biscayne Aquifer and so help to reduce some of the negative effects of drought.

Map Determinations: The City provides Flood Insurance Rate Map (FIRM) determinations to let you know if you are in a flood hazard area and if you are required by federal law to carry flood insurance. A map for the City of Hallandale Beach is included in this brochure. The map can also be accessed through the City's website at www.ci.hallandale.fl.us. (Search "FIRM.") By referring to the map on pages 4 and 5, you may be able to determine if your property lies in the Special Flood Hazard Area. For more information, call the Planning and Zoning Division at (954) 457-1378.

Property Protection Measures: To reduce flooding you may consider the following: if your lot is large enough, you should consider re-grading it or building a small floodwall. You can also place watertight closures over the doorways. However, these approaches only protect if flooding is not particularly deep. You may also consider elevating your home. Even if flood insurance is not required, it can be purchased whether or not your property is located within a flood zone.

Flood-proofing, installing floodgates and making walls waterproof are among the common ways to structurally protect commercial property. Residential structures are typically elevated higher than the anticipated floodwaters. Additional information on how to perform residential retrofitting or commercial floodproofing is also available at the Hallandale Beach Public Library.

IF YOU MUST EVACUATE

If you must evacuate, try to move to the house of a friend or family member not affected by the impending high waters. For shelter information, contact the Red Cross (Broward County Chapter) at 954-797-3800. If you live in a mobile home, evacuate at the first notice of the emergency. Rehearse your evacuation plan with all household members. Plan to leave early to avoid any traffic delays. If you will need assistance, call the Hallandale Beach Fire Department at (954) 457-1470. Try to have a prearranged plan designating how you can contact your neighbors. If you have to evacuate, inform each other of places where you will be staying, contact phone numbers and addresses.

Severe Weather Watches And Warnings Definitions

Flood Watch: High flow or overflow of water from a river is possible in the given time period. It can also apply to heavy runoff or drainage of water into low-lying areas. These watches are generally issued for flooding that is expected to occur at least 6 hours after heavy rains have ended.

Flood Warning: Flooding conditions are actually occurring or are imminent in the warning area.

Flash Flood Watch: Flash flooding is possible in or close to the watch area. Flash Flood Watches are generally issued for flooding that is expected to occur within 6 hours after heavy rains have ended.

Flash Flood Warning: Flash flooding is actually occurring or imminent in the warning area.

Tornado Watch: Conditions are conducive to the development of tornadoes in and close to the watch area.

Tornado Warning: A tornado has actually been sighted by spotters or indicated on radar and is occurring or imminent in the warning area.

Severe Thunderstorm Watch: Conditions are conducive to the development of severe thunderstorms in and close to the watch area.

Severe Thunderstorm Warning: A severe thunderstorm has actually been observed by spotters or indicated on radar, and is occurring or imminent in the warning area.

Tropical Storm Watch: Tropical storm conditions with sustained winds from 39 to 73 mph are possible in the watch area within the next 36 hours.

Tropical Storm Warning: Tropical storm conditions are expected in the warning area within the next 24 hours.

Hurricane Watch: Hurricane conditions (sustained winds greater than 73 mph) are possible in the watch area within 36 hours.

Hurricane Warning: Hurricane conditions are expected in the warning area in 24 hours or less.

<http://www.fema.gov/library/strmwrn.shtm>

Did you know that flooding is the most common natural disaster? Here are a few safety tips :

FLOOD SAFETY

Do not walk through flooded waters, nor drive through a flooded area.

Drowning is the number one cause of flood deaths. Currents can be deceptive, six inches of moving water can cause you to lose your balance. If you walk in standing water, use a pole or stick to ensure that the ground is stable and level before walking on it. Also do not disregard road barriers, the road pathways may be washed out or severely affected. Driving through flooded areas will not only damage your car, but will cause a wake forcing water into homes, and thus causing damage.

Have your electricity turned off by FPL.

Some appliances, such as television sets, hold electrical charges even after they have been unplugged. Avoid using appliances or motors which have gotten wet unless they have been taken apart, cleaned and dried. If you are advised to evacuate, turn off utilities at the main switches or valves. Disconnect electrical appliances, but do not touch any electrical equipment if you are wet or standing in water. Electrocution is the number two flood killer. Electrical currents can travel through water. Report downed power lines to Florida Power and Light by calling (954) 797-5000.

Be ready for the unexpected.

Place important documents inside plastic bags or other waterproof containers. Review your insurance policy to ensure it provides adequate coverage. Know what type of coverage you have. Most policies cover wind storm damage, but not flooding. Any policy change usually takes thirty (30) days before going into effect.

Look out for animals, especially snakes.

Small animals that have been flooded out of their homes may seek shelter in yours. Use a pole or stick to poke and turn things over and scare away small animals.

Look before you step.

After a flood, the ground and floors are covered with debris, including broken bottles and nails. Floors and stairs that have been covered with mud can be very slippery.

Be alert for gas leaks.

If you use natural gas, use a flashlight to inspect for damage. Don't smoke or use candles, lanterns or open flames unless you know the gas has been turned off and the area has been ventilated. Gas leaks can be reported to TECO Peoples Gas at (954) 453-0777.

SECURING BOATS

If you own a boat, it is your responsibility to secure it. As a boat owner, you should plan in advance to move your boat or arrange for its storage. Check with a local marina for suitable alternatives. If possible, store it inside a garage or warehouse. If you must leave your boat outside, anchor the trailer firmly into stable soil, deflate the tires, and ensure the boat is secure to the trailer. If possible, fill the bilge with water, which adds extra weight. If you plan to keep your boat in the canal, be sure to double the dock lines, leaving sufficient space for the tidal range, and put out extra anchors. Don't forget to remove all marine electronics or other unsecured equipment. Sail boaters should remove self-furling sails and Bimini tops. Boats on davits should be preferably stored in an enclosed facility (dry dock or garage) or secured with extra tie lines and in such a manner as to keep the boat from swinging during high winds.

PET SAFETY TIPS

Remember:

During a flood or hurricane, evacuation centers will not accept pets. So make plans in advance to board your pets in an animal kennel or with friends.

Plan ahead:

Talk to a friend or family member who lives in an area that is not expected to be affected by the hurricane. Ask if their home would be open to you and your pet should a storm threaten.

Be responsible:

Do not leave your pet at home during a hurricane. A secure room and a few days' food and water do not necessarily mean safety for your pet. Keep a current picture of your pet for identification purposes.



WE ARE HERE TO HELP

The City of Hallandale Beach is dedicated to assisting our residents and businesses to reduce the hazardous effects of flooding in our community. Following are some of the ways in which we are here to help you:

Flood Hazard Information

Through the use of this brochure and a number of other means, the City is working to inform our community of the flood hazard and how to protect against its detrimental effects.

Elevation Certificates

Elevation certificates are kept in the Building Division and are available to you upon request. (Call 954-457-1382.)

Map Determinations

The Planning and Zoning Division personnel are available to provide map determinations to let you know if you are in a flood hazard area. (Call 954-457-1378.)

Property Protection Advice

Building Division personnel are available to provide information on how to protect your property from flooding. Upon request, a representative will visit your property to review flooding problems and to explain options to prevent flood damage. (Call 954-457-1382.)

Reduction in Flood Insurance Rates

Through its participation in the Community Rating System (CRS), the City of Hallandale Beach has currently secured a 10% reduction in flood insurance premiums for properties in the flood hazard areas. The City is making a concerted effort to further increase the community's CRS rating and so further reduce the flood insurance rates.

Drainage System Maintenance

The Department of Public Works inspects and cleans the City's drainage system on a regular basis to minimize blockages from debris. Even in the midst of flood events, this department's personnel are investigating problem areas and addressing them as much as possible.

Vehicle Protection

Hallandale Beach Police, with the assistance of Public Works personnel, typically divert traffic from flooded streets to protect vehicles in a flood event.

Flood Warning System

The Fire Department has developed a flood warning system to provide early warning to neighborhoods that might experience exceptional flooding, such as flooding resulting from hurricanes.

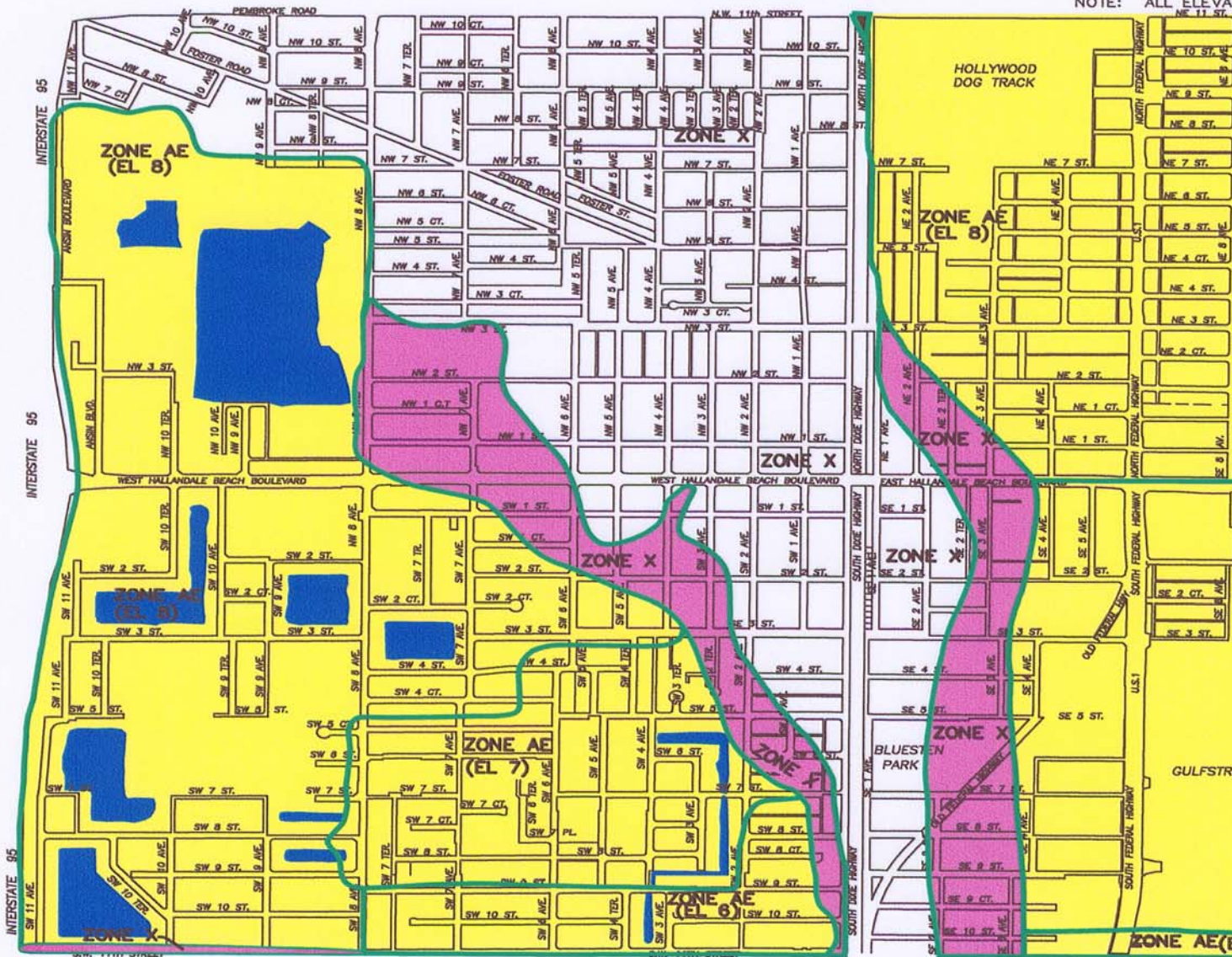
Drainage Improvement Projects

The City has spent millions of dollars over the past few years to improve the drainage throughout the community. The City has also secured millions of dollars in grants and investments from other governmental agencies for drainage improvement projects.



CITY OF HALL FLOOD ZONE

NOTE: ALL ELEVATIONS ARE IN FEET




LEGEND:

SPECIAL FLOOD HAZARD AREAS

- ZONE VE: COASTAL FLOOD WITH VELOCITY HAZARD (WATER ACTION) BASE FLOOD ELEVATION DETERMINED.
- ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AO: FLOOD DEPTHS 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

TIONS IN FEET



 ZONE X500. AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

■ ATLANTIC OCEAN

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